

ENGINEER/SURVEYOR **OWNERS** So7 NO 3 LTD 7001 PRESTON ROAD. SUITE 500 DALLAS, TX. 75205 CONTACT: TOM RUTLEDGE CONTACT: JORG MAST RICKY L. GENTRY, R.P.L.S.

TEAGUE NALL AND PERKINS, INC. 1100 MACON STREET FORT WORTH, TEXAS 76102 (817) 336-5773

### UTILITY EASEMENTS

Any public utility, including the City of Forth Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger of interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

### NOTES:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount to be assessed is established as of the date of the filing of this plat and is based upon the then existing Schedule I to the current impact fee ordinance. The amount to be collected is established on the date the building permit is issued or the date of connection to the water and/or wastewater collection system and is based upon the then existing Schedule II to the current impact fee ordinance.

No building permits shall be issued for any lot in this plat until provision is made for the construction of the water, sewer, storm drain, street lights and paving improvements and approval is obtained from the City of Fort Worth.

All building set back lines shall comply with requirements of the City Zoning Ordinances.

Sidewalks shall be required for all streets constructed to City of Fort Worth standards.

The City of Fort Worth shall not be responsible for maintenance of private drives, emergency access easements, recreation areas, open spaces and private drainage facilities. The homeowners association shall be responsible for maintenance of private drives, emergency access easements, recreation areas and open spaces, and said association agrees to indemnify and save harmless the City of Fort Worth, Texas from all claims, damages and losses arising out of or resulting from performance of the obligations of said association set forth in this paragraph.

Private street, emergency access and utility easement shall not permit any building or structure to be extended into or placed in the easement but shall not exclude gate, fence wall or associated entrance structures. These open space easements will remain in effect until vacated by ordinance adopted by the City of Fort Worth and the property replatted.

The Surveyor, as required by state law, is responsible for for surveying information only and bears no responsibility for the accuracy of the engineering data shown on this plat.

# TEAGUE NALL AND PERKINS

1100 MACON STREET FORT WORTH, TEXAS 76102 (817) 336 - 5773



WOOLERY ADDITION CAB. B, SLD. 388 P.R.T.C.T. Δ=108'06'43" Δ=152'42'45" R=31.00' R=31.00' L=58.49' L=82.63' T=127.71' T=42.76'CB=S11'09'32"W CB=N11'09'32"E BLOCK 1 CH=60.25' CH=50.19' LOT B LONGHORN SUBDIVISION VOL. 388-88, PG. 36 (P.R.T.C.T.) LOUIS-SAN F LOT 1, BLOCK 1 SEVENTH STREET STATION CAB. A, SLD. 4296 P.R.T.C.T. 0. E.S.C.O. EASEME D.R.T.C.T. 24 VARIABLE WIDTH UTIL. ESMT INST. No. D204267411 D.R.T.C.T. 10' T.E.S.CO. ESMT. VOL. 4733, PG. 3 D.R.T.C.T. 10' ELEC. ESMT. VOL. 3049 PG. 347 TRINITY PARK CENTER II VOL. 8621, PG. 2185 ∕-10'x1ø' P.O.S.E. ESMT D.R.T.C.T. CENTER | 6997. P.C. 7. C. 7. 12.22' LOT 2, BLOCK 1 S07 No. 1 CAB. B, SLIDE 2757 P.R.T.C.T. **CERTIFICATION:** 

PUBLIC OPEN SPACE EASEMENT (P.O.S.E.) NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A P.O.S.E. SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF THE CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY, AND OTHER SIMILAR STRUCTURES.

NOTES:

1.) PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0290 J, AND 48439C0405 J, EFFECTIVE DATE: AUGUST 23, 2000, THE SUBJECT TRACT DOES NOT APPEAR TO LIE WITHIN ZONE AE - (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED). HOWEVER, THE SUBJECT TRACT DOES APPEAR TO LIE WITHIN ZONE X UN-SHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

3.) A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

#### GENERAL NOTES

. The basis for bearings is the Texas State Plane Coordinate System, North Central Zone,

2. All boundary corners, lot corners, including P.C.'s, P.T.'s, and P.R.C.'s shall be marked with 5/8 inch iron rod with a plastic cap stamped "TNP" set unless otherwise noted on

CITY OF FORT WORTH VOL. 362, SLIDE 635 D.R.T.C.T.

S73°07'26"E R.O.W. DEDICATION INST. No. D204267409

R.O.W. DEDICATION

D.R.T.C.T.

¬∆=16°18'17'

|R=142.50'

L = 40.55'

CH = 40.41'

CB=S08'08'30"W

/T = 20.41'

W. 7th STREET (100 FEET WIDE RIGHT-OF-WAY)

I, the undersigned, hereby certify that this map is an accurate

direction and supervision in the month of April, 2006.

Registered Professional Land Surveyor

Texas Registration No. 5519

Case # FS-06-005

representation of an actual survey made on the ground under my

S89°55'40"E

20' B.L. (MAXIMUM) PER ZONING

III NOTICE III FOR MULTIPLE ADDRESSES IN THIS LEGAL DESCRIPTION, CONTACT THE FORT WORTH FIRE DEPARTMENT AT 817-392-6797 or 817-392-6833 THE FORT WORTH FIRE DEPARTMENT MUST APPROVE OR ASSIGN ALL ADDRESSES

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

FORT WORTH

PLAT APPROVED DATE: 8.24.07

SECRETARY



A FINAL PLAT FOR...

## SO7 ADDITION

LOT 1, BLOCK 1

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOTS A AND B, BLOCK 1, LONGHORN SUBDIVISION, AS SHOWN BY PLAT RECORDED IN VOLUEME 388-88, PAGE 36 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND RECORDED IN VOLUME 8911, PAGE 2185 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PART OF THE JMC LYNCH SURVEY, ABSTRACT No. 955.

> 1 LOT 6.39 ACRES

THIS PLAT WAS PREPARED IN DECEMBER, 2005

Plat recorded in Cabinet

Slide 12123 Date: 8-24-01

LINLDTNGFF05334NCADNSURVEYNFINALPLAT.DWG

JDB NO. GFF05334